

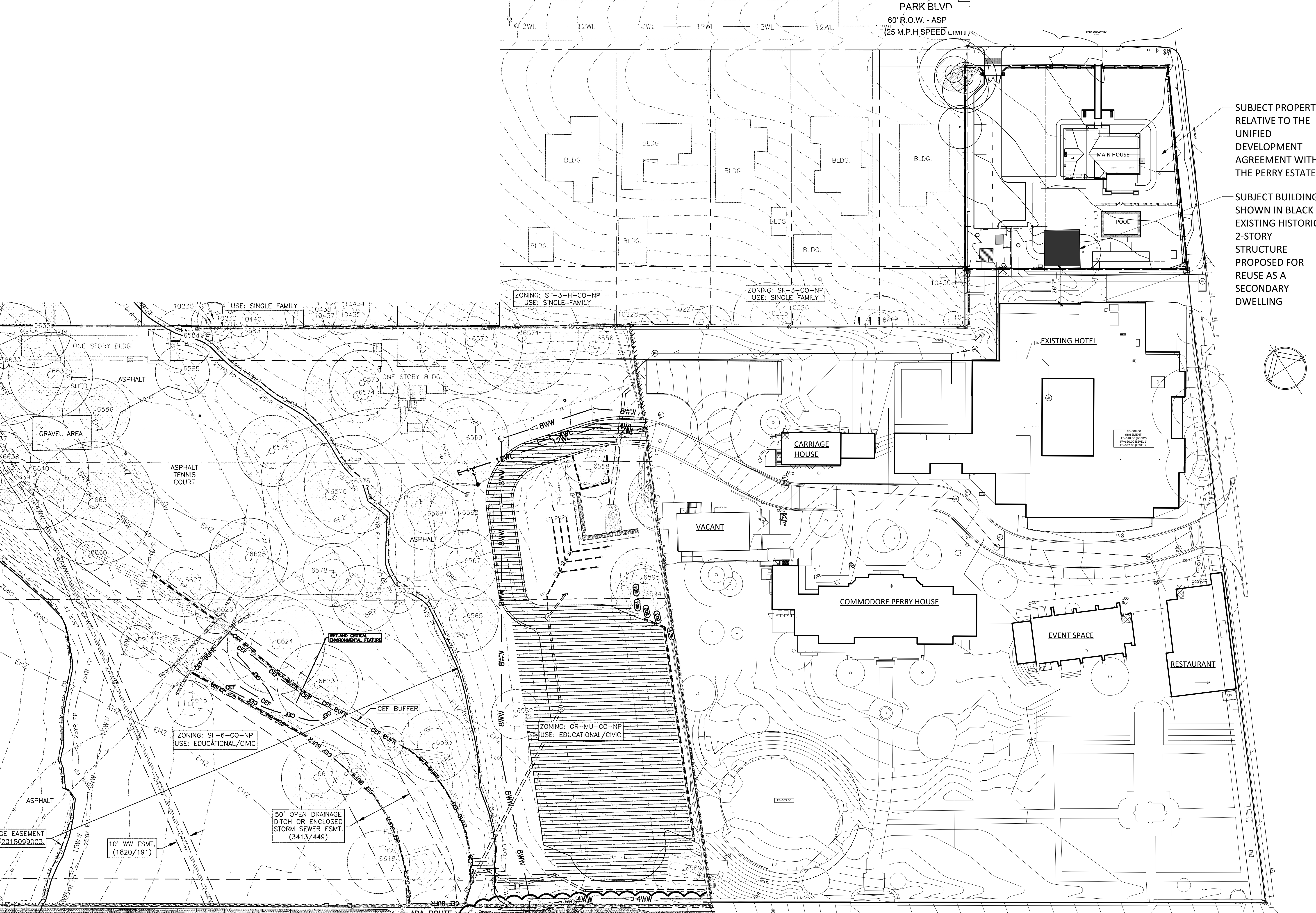
3908 AVENUE B, #309
AUSTIN, TEXAS 78751
512/751-1374

DOCUMENT
FOR REVIEW
TERESA O'CONNELL
#15432

MILLER-LONG HOUSE
RESTORATION
813 PARK BOULEVARD, AUSTIN, TEXAS 78751

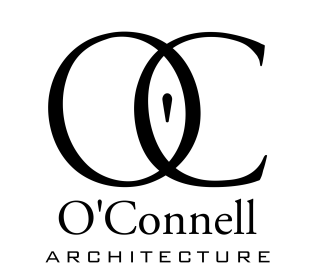
ISSUE DATE
PRINT: 6/7/21
SHEET NAME
UDA SITE PLAN
SHEET NUMBER

A-103



SUBJECT PROPERTY
RELATIVE TO THE
UNIFIED
DEVELOPMENT
AGREEMENT WITH
THE PERRY ESTATE

SUBJECT BUILDING
SHOWN IN BLACK -
EXISTING HISTORIC
2-STORY
STRUCTURE
PROPOSED FOR
REUSE AS A
SECONDARY
DWELLING



3908 AVENUE B, #309
AUSTIN, TEXAS 78751
512/751-1374



MILLER-LONG HOUSE
RESTORATION

813 PARK BOULEVARD, AUSTIN, TEXAS 78751

ISSUE DATE

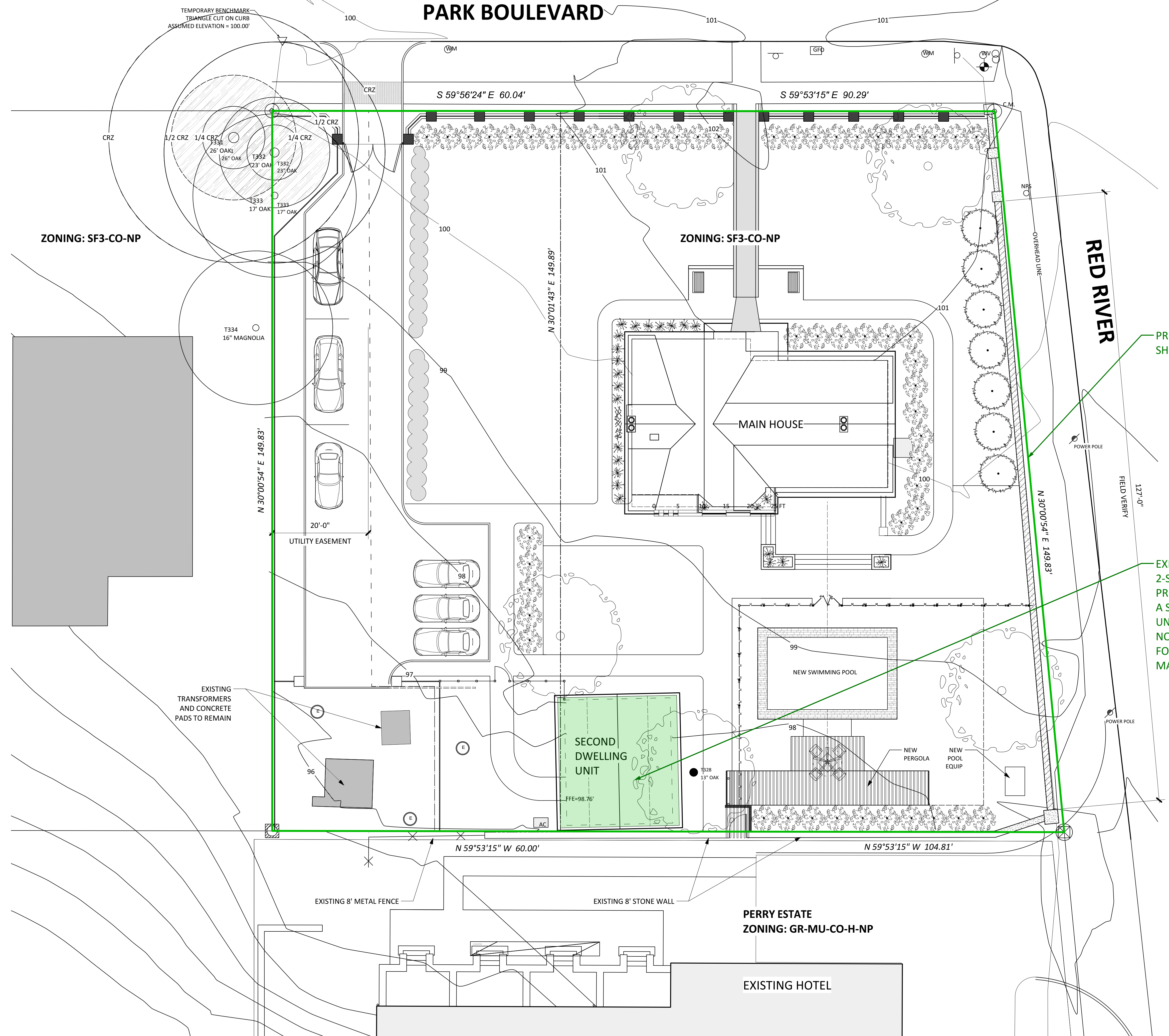
PRINT: 6/10/21

SHEET NAME

NEW SITE
PLAN

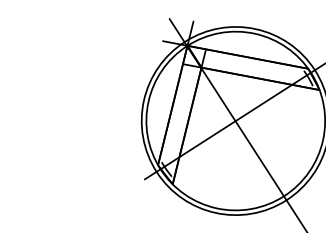
SHEET NUMBER

A-104

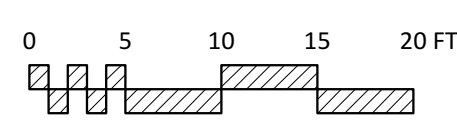


PROPERTY LINE
SHOWN IN GREEN

EXISTING HISTORIC
2-STORY GARAGE
PROPOSED FOR RE-USE AS
A SECOND DWELLING
UNIT. 575 SF/FLOOR
NO INCREASE TO
FOOTPRINT OR MASSING.
MASSING.



1 NEW SITE PLAN
Scale: 1" = 10'-0"



D-11/31

Miller-Long House

813 Park Blvd.

Austin, Texas 78751

View of Main House and Garage



D-11/32



Miller-Long House

813 Park Blvd.

Austin, Texas 78751

North Elevation of Main House

D-11/33



Miller-Long House

813 Park Blvd.

Austin, Texas 78751

Garage north façade mimics
east elevation of Main House

D-11/34



Miller-Long House

813 Park Blvd.

Austin, Texas 78751

Original Garage Doors

D-11/35



Miller-Long House

813 Park Blvd.

Austin, Texas 78751

Lower-level Garage Interior



June 8, 2021

Board of Adjustment
301 W. 2nd Street
Austin, Texas 78701

RE: Variance Request for 813 Park Blvd.

Dear Members,

Please accept this letter in support of the owner's request for a variance in order to rehabilitate an existing two-story historic garage structure.

The Miller-Long House and Garage at 813 Park Blvd have been determined eligible for listing in the National Register of Historic Places by the Texas Historical Commission and the National Park Service. Recognition in the areas of Politics and Government and Architecture further emphasizes its significance to the city.

The main residence and garage were built in 1929 for Tom Miller, a longtime mayor and influential citizen of Austin at a time of transformative growth and development in the city. Lady Bird Johnson once said of him, "Tom Miller dominated the city scene for such a long time. He had a passionate love of Austin, and it was also a proprietary love. He just felt like it was *his* town. He wanted to everything for it. It was his life."

Emma Long, another formidable Austin politician, owned and lived in the home some years later. Long became the first woman elected to the Austin city council or any major city council in Texas. She was a strong advocate for desegregation, fought against inequities in the delivery of city services and was an advocate for fair housing for blacks and Latinos. The property has been unoccupied since the late 1980s, and is in need of restoration.

The home's massing and detailing are representative of the Tudor Revival style, with a steeply pitched front-facing gable with wing, a smaller gable nested within the larger one, shed dormers, arched detailing, and distinctive patterned brickwork. The material palette includes variegated brick, stucco, steel casement windows and Tudor-styled entry doors. The original garage is architecturally and visually tied to the house. Making major alterations or removing the garage from the property would be akin to tearing a limb from a century old tree. The loss of historic fabric cannot be replaced and would leave a scar on the landscape of the neighborhood.

The garage has 575 SF per floor, totaling 1,150 SF. The first floor was originally a 2-car garage with a cement floor. The second floor was originally a small apartment. We propose in this project to rehabilitate the first and second floor to create a second dwelling unit. Though legal at the time it was constructed, both floors exceed the allowable area for new construction of a second dwelling, and the project has been tagged as non-compliant. This application seeks a variance to allow the second dwelling in the original garage to proceed. There will be no impact to impervious cover or massing with this design. The project has received sign-off from the City Historic Preservation Office.

Please do not hesitate to contact me if you have questions about the project. Thank you for your consideration of this application.

Best Regards,

Tere O'Connell, AIA
Principal



P.O. Box 12276
Austin, Texas 78711-2276
512-463-6100
thc.texas.gov

April 29, 2021

Chris Oakland
Xinesi Holdings, LLC
P.O. Box 6222
Austin, TX 78762

PROPERTY: Miller-Long House, Austin, Travis County
PROJECT NUMBER: THPTC-0632-20-102
APPLICATION: Part A
DECISION: Building Certified Historic—Designation Required

Dear Mr. Oakland,

The Texas Historical Commission (THC) has reviewed your Texas Historic Preservation Tax Credit (THPTC) Application, Part A: Evaluation of Significance, for the above-named property, which corresponds with Federal Rehabilitation Tax Credit project #42596. This letter represents the official determination of the Executive Director of the THC. Our agency has received notification of the National Park Service's approval of your Part 1 application as of March 5, 2021, and as such, has determined that the property listed above is a certified historic structure for the purposes of the THPTC program.

Important: it is your responsibility to pursue official designation for this property through listing in the National Register of Historic Places. The building must be designated at the time the tax credit is claimed. Please contact National Register Coordinator Gregory Smith (greg.smith@thc.texas.gov) to begin the formal designation process if you have not done so already. **When designation has been completed, our office requires a new Part A form to document the successful designation of the building.**

Congratulations on completing the first part of your tax credit application. If you have not done so already, the next step in the application process is submission of the Part B – Description of Rehabilitation. Note that the Part B should be submitted as early as possible in the course of the project. Our reviewers are available to consult with you on your planned work to ensure compliance with program requirements and the Secretary of Interior's Standards for Rehabilitation.

Thank you for your interest in the cultural heritage of Texas, and we look forward to continued work with you on this project. **If you have any questions concerning our review of the Part A application, please contact Greg Smith at greg.smith@thc.texas.gov, or at 512-463-6013. If we can be of assistance regarding further steps in the application process or to communicate with your tax credit project reviewer, please contact Caroline Wright at caroline.wright@thc.texas.gov, or at 512-463-7687.**

Sincerely,



Bess Althaus Graham, AIA, LEED AP BD+C
Director, Deputy SHPO, Division of Architecture
Texas Historical Commission

D-11/39

Received

MAR 05 2021

TEXAS HISTORICAL COMMISSION

Texas Historic Preservation Tax Credit Application
Part A: Evaluation of Significance

Division of Architecture

Read instructions carefully before completing application. No certification will be made unless a completed, signed application form has been received. Type or print clearly in black ink. If additional space is needed, attach blank sheets. Please submit only **one** copy of this application and supporting materials. Please do not use spiral binding, binders or folders to submit your application. You may submit your application in person, via courier service or U.S. Mail. E-mailed or faxed applications will not be accepted.

Note: If you wish to participate in the Federal program, you must submit the appropriate Federal application(s) to the THC. Visit www.nps.gov/tps to download applications.

Please Check One:

☒ State and Federal Application☐ State Only ApplicationProperty Name: Miller-Long HouseProperty Address: 813 Park Blvd.
StreetAustin
CityTravis
County78751
Zip Code

Historic Designation (select all that apply)

- ☐ Individually listed on the National Register of Historic Places
☐ Individually listed as a Recorded Texas Historic Landmark
☐ Individually listed as a State Antiquities Landmark

- ☐ Contributing resource in existing National Register District
☐ Contributing resource in certified Local Historic District

Name of district: _____

- ☒ This is a preliminary request for individual determination of eligibility for the National Register of Historic Places

- ☐ This is a preliminary request for a property outside the Area or Period of Significance of an existing district

Applicant			Project Contact		
Name <u>Chris Oakland</u>			Name <u>Tere O'Connell, AIA</u>		
Organization <u>Xinesi Holdings, LLC</u>			Organization <u>O'Connell Architecture, LLC</u>		
Address <u>P.O. Box 6222</u>			Address <u>3908 Avenue B., Room 309</u>		
City <u>Austin</u>	State <u>TX</u>	Zip <u>78762</u>	City <u>Austin</u>	State <u>TX</u>	Zip <u>78751</u>
Telephone <u>646-247-0666</u>			Telephone <u>512-751-1374</u>		
Property Owner 1			Property Owner 2		
Name <u>Chris Oakland</u>			Name _____		
Organization <u>Xinesi Holdings, LLC</u>			Organization _____		
Address <u>P.O. Box 6222</u>			Address _____		
City <u>Austin</u>	State <u>TX</u>	Zip <u>78762</u>	City _____	State _____	Zip _____
Telephone <u>5127511374</u>			Telephone _____	Email _____	

THC Official Use Only

THPTC - _____ - _____ - _____

The Texas Historical Commission has reviewed Part A for the above-named property and has determined that the property:

- ☐ is currently listed individually on the National Register, or as a State Antiquities Landmark or Recorded Texas Historic Landmark.
Date of listing _____ Name as listed _____
- ☐ contributes to the significance of a district or functionally-related complex listed in the National Register.
Date of listing _____ Name as listed _____
- ☐ does not contribute to the significance of the above-named district or property.

Preliminary determinations of eligibility:

- ☒ appears to meet the National Register Criteria for Evaluation or criteria for approval as a SAL or RTHL, and will likely be listed as such if nominated according to official procedures.
- ☐ does not appear to meet the criteria for individual listing in the National Register or as a SAL or RTHL.
- ☐ appears to contribute to the significance of a potential historic district, which will likely be listed if duly nominated.
- ☐ appears to contribute to the significance of a registered historic district if the period or area of significance as currently documented in NPS/THC records is expanded.
- ☐ does not appear to qualify as a certified historic structure.
- ☐ cannot be evaluated because insufficient information has been provided.


Texas Historical Commission Authorized Signature

Date

3/2019

4-24-2021